

Architectural Impression

EVENING MODE

Praneeth PRANAV
SOLITAIRE



Master Plan



Area Statement

TOWER-1						
Flat Nos	Facing	Saleable Area in Sq.ft (2nd to 14 th Floors)	Plinth Area in Sq.ft	Carpet Area in Sq.ft	Common Area in Sq.ft	Type of Flat
01	West	1701	1340	1097	362	3 BHK
02	East	1701	1340	1097	362	3 BHK
03	West	1210	953	769	257	2 BHK
04	East	1210	953	703	257	2 BHK
05	West	1210	953	769	257	2 BHK
06	East	1210	953	747	257	2 BHK
07 & 08	West	1701	1340	1097	362	3 BHK
09	North	1210	953	764	257	2 BHK
10	East	1210	953	777	257	2 BHK
11	North	1210	953	764	257	2 BHK
12	West	1210	953	777	257	2 BHK
13	North	1430	1126	928	304	2.5 BHK
14 & 15	East	1430	1126	925	304	2.5 BHK

TOWER-2						
Flat Nos	Facing	Saleable Area in Sq.ft (2nd to 14 th Floors)	Plinth Area in Sq.ft	Carpet Area in Sq.ft	Common Area in Sq.ft	Type of Flat
01, 02	West	1430	1126	925	304	2.5 BHK
03	East	1430	1126	923	304	2.5 BHK
04	North	1210	953	786	257	2 BHK
05	West	1210	953	779	257	2 BHK
06	North	1210	953	786	257	2 BHK
07	East	1210	953	776	257	2 BHK
08, 09	East	1701	1340	1097	362	3 BHK
10	West	1210	953	769	257	2 BHK
11	East	1210	953	776	257	2 BHK
12	West	1210	953	813	257	2 BHK
13	East	1210	953	776	257	2 BHK
14	West	1701	1340	1097	362	3 BHK
15	East	1701	1340	1097	362	3 BHK

TOWER-3						
Flat Nos	Facing	Saleable Area in Sq.ft (2nd to 14 th Floors)	Plinth Area in Sq.ft	Carpet Area in Sq.ft	Common Area in Sq.ft	Type of Flat
01	West	2076	1635	1281	441	3 BHK
02	East	2412	1900	1416	513	3 BHK
03	West	1210	953	769	257	2 BHK
04	East	1701	1340	1097	362	3 BHK
05	West	1210	953	769	257	2 BHK
06	East	1210	953	777	257	2 BHK
07	West	1210	953	769	257	2 BHK
08	East	1701	1340	1097	362	3 BHK
09	West	1701	1340	1097	362	3 BHK

TOWER-4						
Flat Nos	Facing	Saleable Area in Sq.ft (2nd to 14 th Floors)	Plinth Area in Sq.ft	Carpet Area in Sq.ft	Common Area in Sq.ft	Type of Flat
01	West	2076	1635	1281	441	3 BHK
02	East	2076	1635	1281	441	3 BHK
03	West	1210	953	777	257	2 BHK
04	East	1701	1340	1097	362	3 BHK
05	West	2061	1623	1281	438	3 BHK
06	East	2061	1623	1281	438	3 BHK



Project Highlights



HMDA Approved Project



Sewage Treatment Plant



Excellent Ventilation



Vaastu Compliant



Spacious Floor Plans



Bachupally



4.5 Acres



668 Units



G+14 Floors



4 Towers



Saleable Area
1210-2412 Sft

Specifications

FRAMED STRUCTURE

RCC framed structure to withstand wind and seismic loads Zone II.

SUPER STRUCTURE

Machine made CC blocks in cement mortar; external walls of 6"/8" thick and internal walls of 4" thick.

PAINTING

- ☞ **Interior:** Lappam Finish, two coats of acrylic emulsion paint (ASIAN /BERGER/ICI or equivalent) over a coat of primer.
- ☞ **Exterior:** Textured finish and two coats of Exterior Emulsion paint (Weatherproof) (ASIAN/BERGER or equivalent).

FLOORING AND DADO CLADDING

- ☞ **Living /Dining, Bed rooms & Kitchen:** 800mmX800mm vitrified tile flooring (Vermora/ Nitco/ Johnson/ Asian or equivalent).
- ☞ **Bathroom and Utility:** Anti-Skid Ceramic tiles.
- ☞ **Parking Area:** VDF flooring in Cellar Utility: Glazed ceramic tile dado up to parapet wall height tile flooring.
- ☞ **Toilets:** Designer ceramic tile dado upto 7' height.
- ☞ **Lifts:** Designer cladding with tile/granite.

FIRE AND SAFETY

As per fire safety norms and as per the conditions specified by fire authority.

DOORS & WINDOWS

- ☞ **Main Door:** Solid/Engineered wood frame & Flush door shutter with natural veneer of "ALEGRIA" make by Praneeth Innovatives (Aesthetically finished with melamine spray polish) or equivalent with designer hardware of reputed make.
- ☞ **Internal Doors:** Engineered wood frame and Flush door shutters of "ALEGRIA" make by Praneeth Innovatives or equivalent with standard hardware.
- ☞ **French Doors:** UPVC glazed sliding doors of "ALEGRIA" make by Praneeth Innovatives or equivalent.
- ☞ **Windows:** UPVC sliding windows with plain glass with mosquito mesh of "ALEGRIA" make by Praneeth Innovatives or equivalent.

Staircase & Balcony Railings will be provided with Mild Steel.

PLUMBING & SANITARY

- ☞ **Water supply:** Astral/Ashirvad CPVC piping or equivalent for water supply.
- ☞ **Drainage:** Astral/Ashirvad PVC/SWG sanitary piping sewerage line will be of PVC.
- ☞ **Toilets:** EWC wall mounted and wash basin in all toilets (Kohler/ Jaquar or equivalent) shower (Kohler/Jaquar or equivalent) with chrome plated fittings (Kohler/ Jaquar or equivalent).
- ☞ Provision for Geyser. STP treated water provision for soft-scaping areas and flushing in toilets.

TELECOMMUNICATIONS, CABLE TV AND INTERNET

- ☞ Provision for TV connection in Hall/ living & Master bedroom.
- ☞ Provision for Internet connection in Hall/Living.

KITCHEN

Provision for water in and out points for domestic use and R.O, remaining appurtenances in owner's scope.

ELECTRICAL

- ☞ Concealed conducting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.
- ☞ Concealed wiring (Polycab/Havells/ Anchor/RR Cable or equivalent).
- ☞ Power outlet for air conditioning in all bedrooms and hall/dining. Core cutting charges will be charged extra.
- ☞ Power outlet for exhaust fan in all toilets.
- ☞ Power sockets for R.O., cooking range, chimney, refrigerator, microwave oven, and mixer grinders in kitchen.
- ☞ Modular switches/sockets of Anchor Roma/Legrand or equivalent make.
- ☞ Three phase supply for each flat with individual meters boards tapped from common LT/HT metering as per department norms and DG backup for lights & fans.
- ☞ MCB's for each circuit provided at the main distribution board in every flat of Siemens/Legrand or equivalent.
- ☞ Power plug for Washing machine/ Dishwasher in Utility area.

Specifications

ELEVATORS/LIFTS

Passenger Lifts, Specification: High speed automatic passenger lifts of OTIS/KONE or equivalent make with group control and ARD with V3F for energy efficiency with power backup.

POWER BACKUP

Back up Kirloskar/Cummins/Mahindra or equivalent for common areas and Club House.

EXTERNAL LIGHTING

LED light posts with lamp fittings, at setback and Landscaping areas and lights in staircase and corridor areas.

SEWAGE TREATMENT PLANT

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

SECURITY/BMS

- ⌘ Sophisticated round-the-clock security/ Surveillance System at required locations as per the design.
- ⌘ Panic button is provided in the lifts connected to the security room.

GAS SUPPLY

Piped gas supply directly to the kitchen.

Note: Materials are subject to change as per the terms and conditions of the manufacturer/dealer/supplier and availability.

Location Features

- ↗ Adj. to Miyapur – Gandimaisamma Highway
- ↗ 1.4 Km to Relief Hospital
- ↗ 2.9 Kms to SLG Hospital
- ↗ 3.8 Kms to Outer Ring Road (ORR)
- ↗ 4.8 Kms to Upcoming ICBT @ Miyapur
- ↗ 7.6 Kms to Nizampet Metro Station
- ↗ 7.8 Kms to Miyapur Metro
- ↗ 14.5 Kms to Hi-tech City
- ↗ Very Close to **Praneeth Pranav Projects:** Antilia, Townsquare, Valley, Zenith and many more.

Sl. No.	Name of Educational Institutes	Distance (from this Project)
1.	Keshava Reddy School	Quite Opposite
2.	Sri Chaitanya Jr. College	0.5 Km
3.	Silver Oaks School	1.1 Km
4.	Kennedy High The Global School	1.9 Km
5.	Mamata Hospital & Medical College	2.4 Kms
6.	VNR College of Engineering	2.0 Kms
7.	The Creek Planet School	2.9 Kms
8.	Surya The Global School	3.4 Kms
9.	Academic Heights Public School	5.4 Kms
10.	Unicent School	4.0 Kms
11.	Delhi Public School	4.0 Kms
12.	DRK Group of Institutions	4.9 Kms
13.	Ambitus World School	5.1 Kms
14.	Oakridge International School	5.7 Kms

Club House Amenities

(Excluding Ground & First Floor)

(Second Floor to Seventh Floor)



A.C GYM



Banquet Hall



**Aerobics /
Yoga** (Provision)



Table Tennis



Creche (Space)



**Chess &
Carroms**



Saloon / SPA
(Provision)



Mini Theatre



**3 Furnished
Guest Rooms**
(Out of which one Guest Room is retained by the Promoter)



Multipurpose Hall



Cafeteria



Home Office



Gentleman Room / Multipurpose Room

Outdoor Amenities



**Stylish Entrance
& Exit Gate**



Lawn Areas



Walkway



Kids Play Area



Box Cricket Area



**Half-Basketball
Court**



Seating Deck



Swimming Pool



**Compound Wall
with Solar Fencing**